

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

January 21, 2010



RP 09-28: proposed Replat of Lots 4, 5 and 6 in Block 5 of Castle Heights Subdivision

SIZE AND LOCATION: 1.6891 acres of land adjoining the southeast side of High Street between Old Kurten Road and Conroy Street

EXISTING LAND USE: single-family home, vacant lots

ZONING: Mixed Use – Residential (MU-1)

APPLICANT(S): Jason S. LaFollette

AGENT: Christian Galindo, P.E.

STAFF CONTACT: Randy Haynes, Project Planner



PROPOSED RESUBDIVISION:

This proposed replat divides the existing three lots into six new lots. The existing structures on the property will be removed prior to the proposed redevelopment. The SDRC has verified that adequate capacity exists in the water and sanitary sewer system to accommodate the increased density of development. The proposed replat involves no new public infrastructure and will conform to all requirements of applicable codes and ordinances. The developer will pay the required fees for parkland dedication and development and also dedicate ten feet of additional right-of-way for High Street.

RECOMMENDATION:

The Site Development Review Committee and staff **recommend approving** this proposed replat.